

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. 12-2022

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SEAGOVILLE, AS AMENDED, BY GRANTING A CHANGE IN ZONING FROM TO R-5 (RESIDENTIAL-5) TO C (COMMERCIAL), ON APPROXIMATELY 5.34± ACRES DESCRIBED AS TRACT 10 IN THE HERMAN HEIDER ABSTRACT 541, COMMONLY REFERRED TO AS 2310 NORTH HIGHWAY 175, IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING DEPICTED AND DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Seagoville and the City Council of the City of Seagoville, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given requisite notices by publication and otherwise, and have held due public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Seagoville is of the opinion and finds that a zoning change should be granted, and that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

SECTION 1: That the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Texas, is heretofore amended, be and the same is hereby amended by granting a change in the zoning from R-5, Residential-5 to C (Commercial), on approximately 5.34± acres described as Tract 10 in the Herman Heider Abstract 541, commonly referred to as 2310 North Highway 175, in the City of Seagoville, Dallas County, Texas, and being depicted and described by metes and bounds in Exhibit "A" attached hereto and incorporated herein.

SECTION 2: That the land shall be used only for the purposes set out in accordance with the City of Seagoville's Zoning Ordinance and all other ordinances, codes, and policies of the City of Seagoville, as amended.

SECTION 3: That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance as amended be hereby repealed and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4: That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 5: That any person, firm, or corporation violating, disobeying, neglecting, refusing to comply with, or resisting the enforcement of any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to the same penalty of two thousand dollars (\$2,000.00) for each offense as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended. Each and every day such a violation continues or is allowed to exist shall constitute a separate offense.

SECTION 6: That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Seagoville, Texas this 16th day of May, 2022.

APPROVED:



Dennis, K. Childress, Mayor

ATTEST:



Kandi Jackson, City Secretary

APPROVED AS TO FORM:



Victoria Thomas, City Attorney
(/cdb 05/12/2022)



EXHIBIT "A"

BEING a tract of land within the Corporate City Limits of Seagoville, Dallas County, Texas, and being in the HERMAN HEIDER SURVEY, ABSTRACT NO. 541, and being more particularly described as follows:

COMMENCING at the intersection of the Northwest right-of-way line of Cubley Drive and the Northeast right-of-way of State Highway 175;

THENCE, North 63 deg 09 min 49 sec West along the Northeastern right-of-way of State Highway 175 a distance of 298.8 feet to a found 5/8" iron pin for the POINT OF BEGINNING;

THENCE North 63 deg 09 min 49 sec West continuing along State Highway 175, a distance of 126.7 feet to a found 1/2" iron pin for corner;

THENCE North 44 deg 16 min 54 sec East a distance of 725.94 feet to a found 1/2" iron pin for corner;

THENCE North 63 deg 09 min 35 sec West a distance of 119.86 feet to a set 1/2" iron pin for corner;

THENCE North 44 deg 16 min 14 sec East a distance of 698.89 feet to a found 1/2" iron pin for corner;

THENCE South 45 deg 01 min 28 sec East a distance of 228.80 feet to a found 1/2" iron pin for corner;

THENCE South 44 deg 00 min 00 sec West a distance of 1348.15 feet to the POINT OF BEGINNING and containing 5.4813 acres or 238,765 square feet of land.